



City of Fairfax, Virginia

City Council Work Session

Agenda Item # 12c
City Council Work Session 1/10/12

TO: Honorable Mayor and Members of City Council
FROM: Robert Sisson, City Manager *RS*
SUBJECT: City Council discussion regarding the disposition of remaining library bond funds.

ISSUE(S): Work session to discuss the disposition of remaining funds raised from the sale of bonds for construction of the new City of Fairfax Regional Library.

SUMMARY: The City financed construction of the regional library downtown through the sale of bonds. Upon completion of construction \$2.39M remains unspent. City Council has discussed alternative means of handling the excess funds in two previous meetings. After holding a public outreach session on September 20, 2011 City Council held a Work Session on December 6, 2011 and expressed the need for an additional work session for further discussion.

FISCAL IMPACT: Varies based on option selected.

RECOMMENDATION: Discuss the information presented and direct staff to move forward with one or more options for the use of unspent funds. A decision is requested at this time, allowing the city to meet its bond requirements.

ALTERNATIVE COURSE OF ACTION: Request additional information and provide staff direction at a later date.


RESPONSIBLE STAFF/POC: Jack Blevins, Community Development Division Chief
David Hudson, Director of Community Development and Planning
David Hodgkins, Assistant City Manager


COORDINATION: Robert Sisson, City Manager
Brian Lubkeman, City Attorney
David Summers, Director of Public Works
Geoff Durham, Economic Development Manager
Davenport & Co. LLC, Financial Advisors
Hunton & Williams, Bond Counsel

ATTACHMENT: Memo with previous staff reports and public comments

January 4, 2012

To: Robert Sisson, City Manager

Through: David Hudson, Director, Community Development and Planning 

From: Jack Blevins, Community Development Chief 

Subject: Disposition of Remaining Library Bond Funds
Pozer Park Expansion and George Mason Square Redevelopment

On December 6, 2011 City Council held a Work Session to discuss the disposition of remaining funds raised from the sale of bonds for construction of the new City of Fairfax Regional Library. During that Work Session City Council reviewed and commented on "George Mason Square Concept E" and asked for an additional discussion to be scheduled for January 10, 2012. City Council's discussion on December 6:


- Highlighted the need for high quality in all new design features;
- Addressed the relative values of using the old Weight Watchers site for parking vs. open space;
- Questioned the need for public restrooms downtown;
- Identified the need for a public gathering space downtown;
- Expressed the desire to continue involving groups like HFCI in the process; and
- Pointed out the value of having a long term plan for the nearby former Amoco lot.

(See the attached staff report for the December 6 meeting, including attachments provided for previous discussions on June 14, August 27, and September 20 during 2011.)

Since December 6 staff has prepared four new alternative concept drawings to assist in the discussion regarding the disposition of remaining library bond funds and the future of the block that houses Old Town Hall and Pozer Park. (See George Mason Square Concepts F, G1, G2 and G3.)


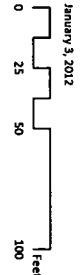
Staff is currently attempting to obtain construction cost information for the individual components on these concepts to assist in the decision regarding the disposition of remaining library bond funds and grant money. We hope to have a rough idea of the cost of each component available for the January 10 discussion.






City of Fairfax
 Community Development & Planning
George Mason Square
CONCEPT 'F'

January 3, 2012

1 inch = 50 feet






City of Fairfax

 Community Development & Planning

George Mason Square

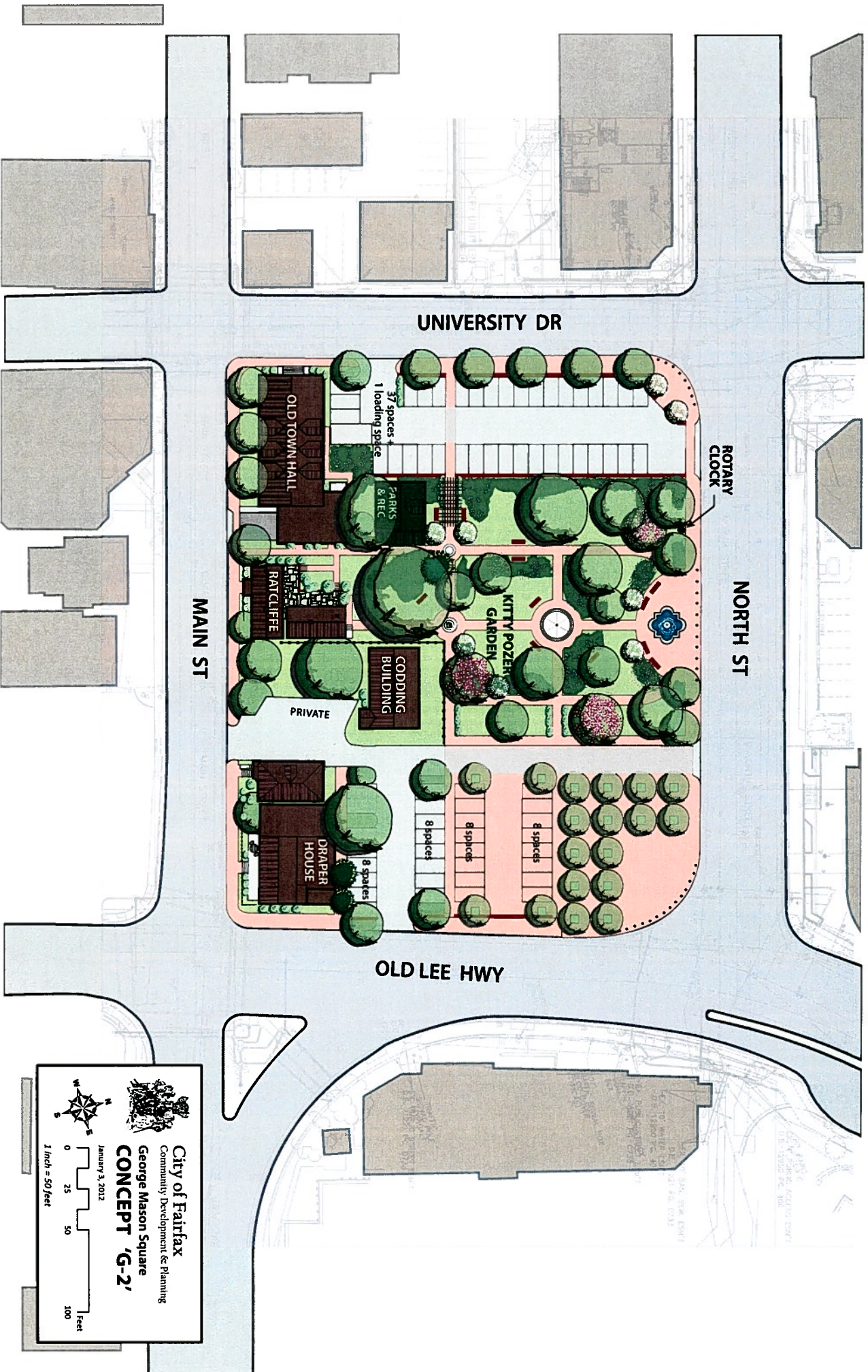
CONCEPT 'G-1'

January 3, 2012




 0 25 50 100 Feet


1 inch = 50 feet







City of Fairfax
 Community Development & Planning
George Mason Square
CONCEPT 'G-3'
 January 3, 2012



0 25 50 100
 Feet
 1 inch = 50 feet



City of Fairfax, Virginia

City Council Work Session

Agenda Item #

3C

City Council Work Session

12/6/11

TO: Honorable Mayor and Members of City Council

FROM: Robert Sisson, City Manager *[Signature]*

SUBJECT: City Council discussion regarding the disposition of remaining library bond funds.

ISSUE(S): Work session to discuss the disposition of remaining funds raised from the sale of bonds for construction of the new City of Fairfax Regional Library.

SUMMARY: The City financed construction of the regional library downtown through the sale of bonds. Upon completion of construction \$2.39M remains unspent. City Council has discussed alternative means of handling the excess funds in two previous meetings. After holding a public outreach session on September 20, City Council expressed the need for an additional work session for further discussion.

FISCAL IMPACT: None

RECOMMENDATION: Discuss the information presented and direct staff to move forward with one or more options for the use of unspent funds.

ALTERNATIVE COURSE OF ACTION: Request additional information and provide staff direction at a later date.

RESPONSIBLE STAFF/POC: Jack Blevins, Community Development Division Chief
David Hudson, Director of Community Development and Planning
David Hodgkins, Assistant City Manager

COORDINATION: Robert Sisson, City Manager
Brian Lubkeman, City Attorney
David Summers, Director of Public Works
Geoff Durham, Economic Development Manager
Davenport & Co. LLC, Financial Advisors
Hunton & Williams, Bond Counsel

ATTACHMENT: Memo with previous staff reports and public comments

November 30, 2011

TO: Robert Sisson, City Manager

THROUGH: David Hudson, Director, Community Development and Planning 

FROM: Jack Blevins, Community Development Chief 

SUBJECT: Disposition of Remaining Library Bond Funds

Upon completion of construction of The Fairfax City Regional Library \$2.39 million remained unspent. On June 14, 2011 City Council discussed alternatives for expenditure of these funds and requested that staff prepare additional alternatives for development of pedestrian improvements, open space and parking in the block that includes Old Town Hall. Council also asked that staff address how the improvements might relate to the future development of the George Mason Square property on the northeast corner of the block. The staff report from June 14 can be found as Attachment 1.

On August 27, 2011 City Council again discussed the alternatives, including four alternative designs for redevelopment of City-owned properties on the block. Council then directed staff to set up an Outreach Meeting to discuss the alternative design that appeared to provide the most benefit to the City and that appeared to be achievable with the remaining \$2.39M plus an additional \$400,000 in grant money. The staff report from August 27 can be found as Attachment 2.

On September 20 City Council held the Outreach Meeting to solicit comments from the public. A list of the public comments can be found in Attachment 3. A follow-up meeting was held with downtown business representatives on November 9. The primary opinion appears to be:

1. Existing public parking should not be reduced in number or in convenience of location to properties to the west; and
2. Additional public open space should be provided within the block in a manner that includes expansion of Pozer Park.

In addition, utilization of the George Mason Square property will need to consider:

1. Either retirement or substantial reduction of the \$2.3 million debt that currently exists on the property; and
2. Either continuation or re-negotiation of the City's agreement to provide North Street access from the Coddling property.

Staff is preparing an additional alternative design to respond to these issues. It should be available for delivery Friday, December 2.

Supplemental Memo ****REVISED****

December 2, 2011

TO: Robert Sisson, City Manager
THROUGH: David Hudson, Director, Community Development and Planning
FROM: Jack Blevins, Community Development Chief
SUBJECT: Disposition of Remaining Library Bond Funds

The November 30, 2011 staff memorandum addressing the disposition of remaining library bond funds referenced additional support material to be available December 2. This memo addresses an additional development concept for the Old Town Hall block intended to address the comments received during and following the City Council's public outreach meeting of September 20. (See attached Concept E.)

The primary features are:

- Retention of parking at the western end of the block;
- Substantial expansion of Pozer Part (to the east and to the west); and
- A new two-story commercial building of 10,000 square feet for retail and office uses.

Because this new development concept is scaled down from previous concepts, funds should be available for additional improvements previously discussed for downtown. For discussion purposes, this alternative assumes that additional sidewalk widening, pedestrian improvements and bicycle facilities would be provided downtown, along with limited storm drain improvements.

Concept E Costs

"Weight Watchers Lot" (Paving & Brick Walls)	\$300,000.
Pozer Park Expansion	\$240,000.
New Park Structure	\$200,000.
"George Mason Square" (Parking & Brick Walls)	\$250,000.
Subtotal Concept E Development Costs	\$990,000.

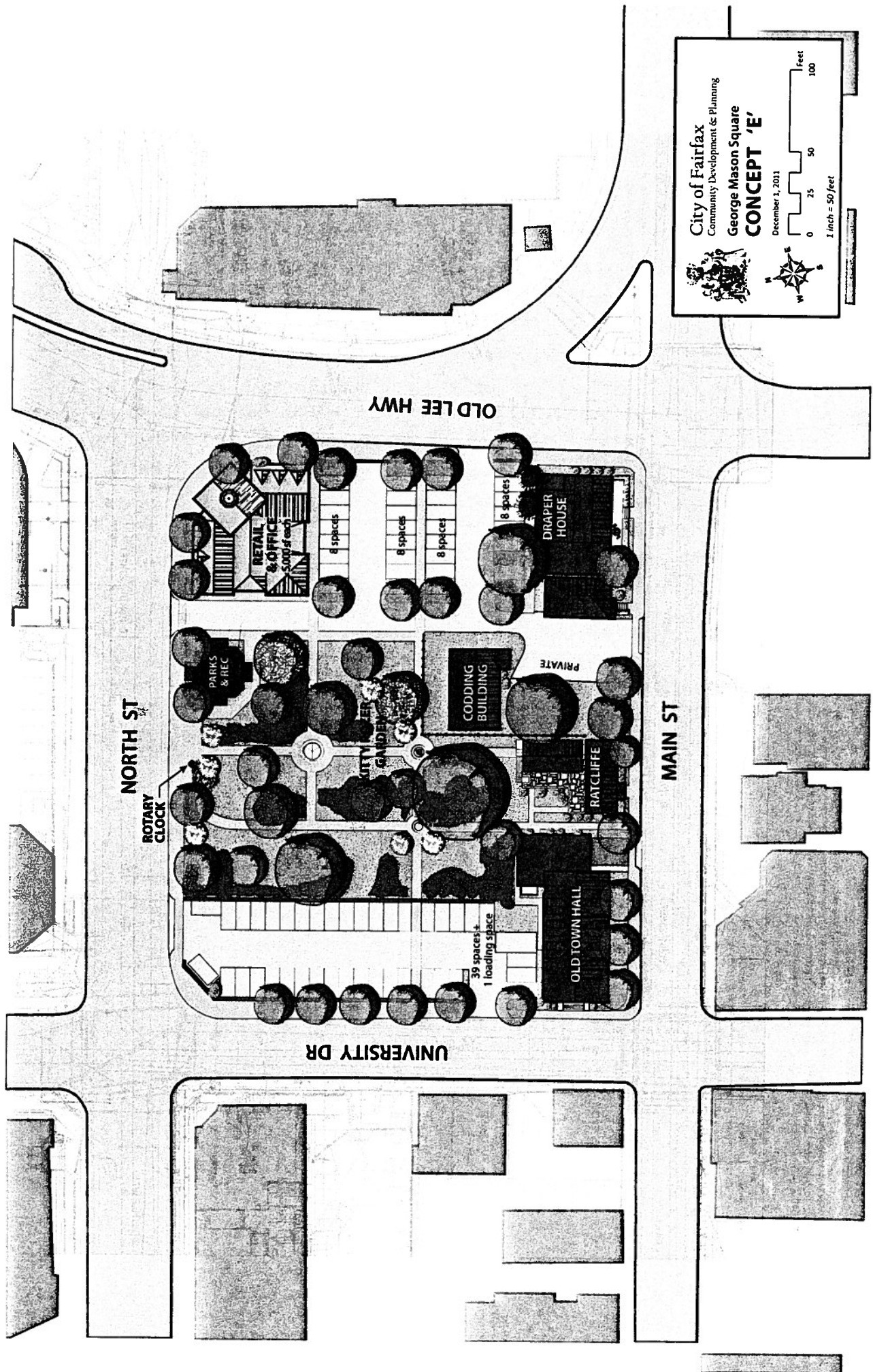
Additional Costs

Sidewalk, Pedestrian & Bicycle Amenities – OR –	
Downtown Storm Drain Improvements (In Part)	\$290,000.
Subtotal Additional Costs	\$290,000.

Pay Down Debt on George Mason Square	\$1,400,000. (from Remaining Library Funds)
Pay Down Debt on George Mason Square	\$ 790,000. (from sale of Commercial Lot)
Total Expenditures	\$3,580,000.

Available Funds

Remaining Library Bond Funds	\$2,390,000.
Two Grants	\$ 400,000.
Sale of Commercial Lot (for 10,000SF Bldg)	\$ 790,000.
Total Funds Available	\$3,580,000.



City of Fairfax
Community Development & Planning

George Mason Square
CONCEPT 'E'

December 1, 2011

0 25 50 100
feet
1 inch = 50 feet

City of Fairfax, Virginia
City Council Work Session Meeting



Agenda Item # 12d
City Council Meeting 6/14/11

TO: Honorable Mayor and Members of City Council

FROM: Robert Sisson, City Manager *JS*

SUBJECT: Discussion of options available to the City for the use of unspent funds from the 2005 Library Project financing.

ISSUE(S): Inform Council and discuss options available for the use of unspent funds from the 2005 Library Project financing.

SUMMARY: The City of Fairfax and Fairfax County entered into an agreement in August 2005 to finance, design and construct a new regional library (library) in the City's downtown area. Under the agreement the City financed, designed and constructed the library, while the County agreed to forgive the City's share of the annual operating costs of the library up to the amount of the debt service payments on the City's loan and take possession of and operate the library upon substantial completion.

The library was substantially completed January 2009, at which time the County took possession and moved operations from the old library site to the new facility. Remaining contractor issues are now resolved and final payments have been made bringing the Library Project to a close. The final cost to finance (including the pro-rata share of the costs of issuance and the legally required reserve fund), design and construct the library is \$20,542,413, \$2,397,587 under the financed budget of \$22,940,000. City and County staff, and legal counsel have reviewed the agreement and have determined the unspent available funds of \$2,397,587 should be allotted to the City.

The attached memo summarizes options available to the City for the use of the unspent library project funds.

FISCAL IMPACT: None.

RECOMMENDATION: Discuss the information presented and direct staff to move forward with one or more of the available options for the use of unspent library funds.

ALTERNATIVE COURSE OF ACTION: Request additional information and provide staff direction at a later date.

RESPONSIBLE STAFF/ POC: David Hodgkins, Assistant City Manager, David Hudson, Director of Community Development & Planning, David Summers, Director of Public Works

COORDINATION: Robert Sisson, City Manager, Brian Lubkeman, City Attorney, Geoff Durham, Economic Development Manager, Davenport & Co. LLC, Financial Advisors, Hunton & Williams, Bond Counsel.

ATTACHMENTS: Memo, Map of Old Town, Original Amortization Schedule, Adjusted Amortization Schedule, list of potential capital projects.

X

MEMO

To: Robert Sisson, City Manager

From: David Hodgkins, Assistant City Manager/Director of Finance

Date: June 6, 2011

Subject: Unspent Funds from 2005 Library Project Financing

The City financed the construction of the new library in 2005 (2005 Economic Development Authority "EDA" financing) under an agreement with Fairfax County. After long delays in resolving numerous outstanding issues with the general contractor, library construction and expenditures are now final, resulting in \$2.39 million of the original \$22.94 million project funds remaining unspent and available. The excess funds are the outcome of large contingencies budgeted for the design and construction of the project, much of which, as a result of stable market conditions, was not needed. The library contract does not specifically address the distribution/use of remaining funds between the City and the County. As the project is now finally complete, City and County staff met to discuss project closure and the options for and ownership of the remaining funds. Both City and County staff are in agreement that the unspent funds should be allotted to the City, and formal letters of acknowledgement will be exchanged in the near future.

Though the unspent funds are available for City use, the bond financing documents and federal tax laws also set restrictions on the use of the unspent bond funds. The points listed below give the parameters/options for the use of the unspent library funds:

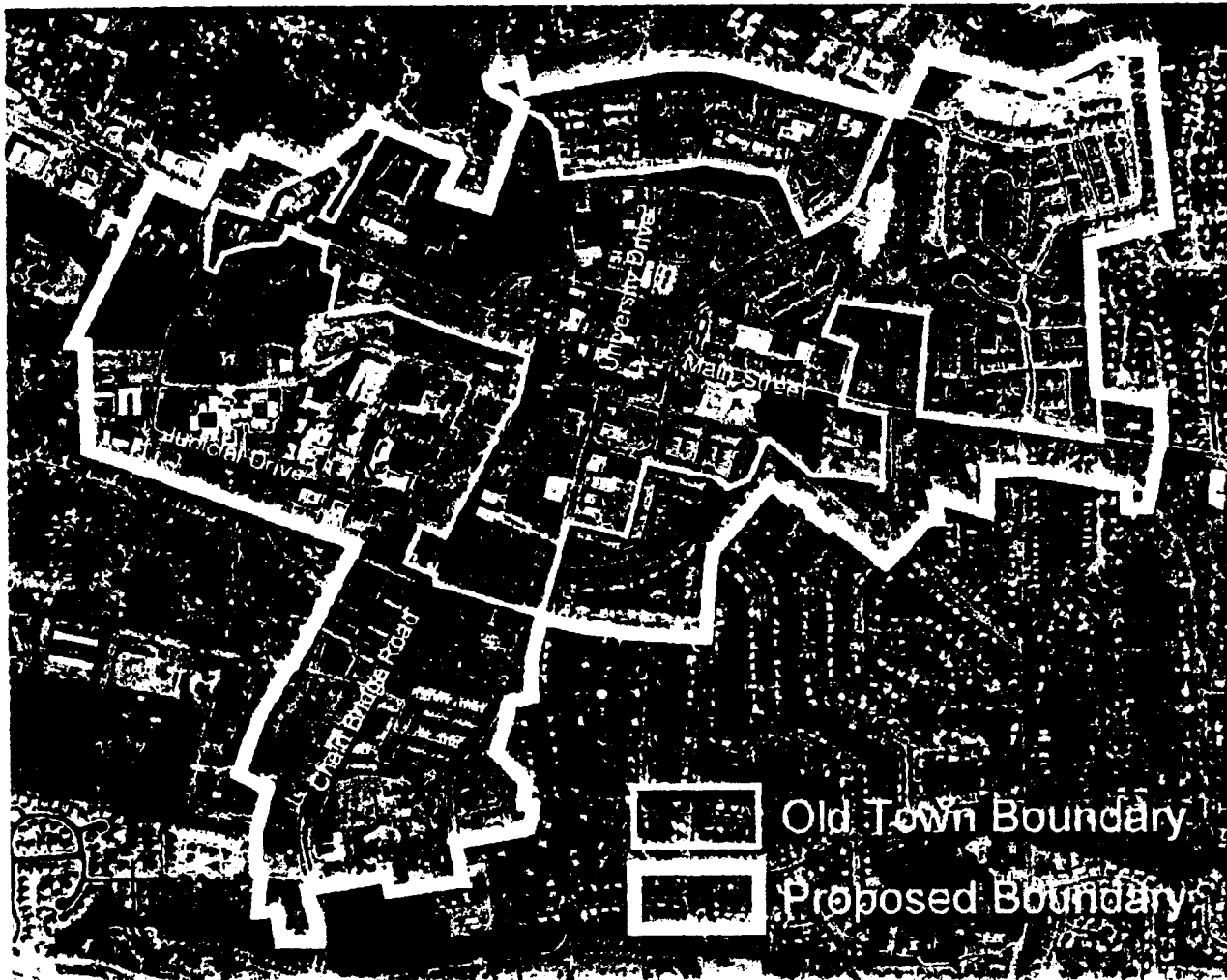
1. The unspent funds may be used for redevelopment projects in the downtown, one of the original purposes of the 2005 financing. The definition is broad allowing the City to pursue a wide variety of projects so long as they can fairly be described as "downtown redevelopment improvements" in the area considered the "downtown location". Such projects must be capital projects, and hence downtown maintenance projects do not qualify (i.e. downtown brick sidewalk repair). See attached map for areas that can reasonable be considered the downtown.
2. The purpose of the financing is exclusively for the design, construction and furnishing of the library, and redevelopment projects in the downtown. However, in addition to the more specific redevelopment project purpose already authorized, the City, with consent of the Trustee and the EDA, may amend the existing agreements to allow the unspent funds to be used for other capital projects outside the downtown area.
3. The unspent funds **cannot** be used to offset FY 2012 budget expenditures as the FY 2012 CIP projects do not fall within appropriate uses of the funds.
4. The County and the City have agreed that the library project is complete, and no additional funds from the financing (now or in the near future) are required for the library project.

X

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5. City staff **does not** recommend unspent monies be applied to pay future annual debt service payments on the 2005 bonds since staff is of the opinion that it may be challenging to demonstrate these funds qualify under federal tax regulations as “unexpected excess gross proceeds.”
6. The unspent bond funds may be placed in escrow until the first date when the bonds can be optionally called (January 2015). There are some economic inefficiencies associated with this strategy since the City will likely experience negative arbitrage equivalent to several hundred thousand dollars in the investment earnings, given the current low reinvestment rates. Also, if the monies are set aside in escrow to call bonds in the future, the amortization schedule may be required to be adjusted downward (per the Library Agreement with the County), which could trigger or require the City to pay the County for library operational costs which otherwise would not have been due.
7. The federal tax laws contemplate that bond proceeds will be spent quickly, typically within three years of issuance. The longer the City holds unspent proceeds after that three year mark, the more likely the City may risk tax complications on the financing.

Map LU-2
Old Town Fairfax



Attachment I

City of Fairfax, Virginia 2005 Economic Development Authority Issue Revenue Bonds Adjusted Library Debt Schedule for Fairfax County GSA 28-May-11

Library Portion - Un-Adjusted ⁽¹⁾					Fairfax County Contribution ⁽⁴⁾		Library Un-Adjusted Debt Service Over/Under		Library Debt Service - Adjusted ⁽¹⁾			
Fiscal Year	Principal	Interest	Estimated Debt Service Reserve Fund ⁽²⁾	Net Debt Service Total	Growth Rate				Fiscal Year	Principal	Interest	Total
2006	0	439,075	10,091	428,984	458,851		(29,883)		2006	0	458,851	458,851
2007	0	440,474	10,342	450,816	452,150		83,982		2007	0	552,150	552,150
2008	155,507	440,474	3,704	1,098,276	881,322		210,954		2008	155,507	725,815	881,322
2009	155,507	441,369	0	1,097,316	908,145		189,171		2009	155,507	742,038	908,145
2010	445,785	437,144	0	1,382,929	821,844		561,085		2010	445,785	376,059	821,844
2011	458,744	423,770	13,837	1,305,892	775,400		593,277		2011	458,744	310,050	775,400
2012	474,295	409,435	13,837	1,307,437	809,141		560,751		2012	474,295	334,840	809,141
2013	497,254	391,020	13,837	1,307,437	844,350		523,086		2013	497,254	357,097	844,350
2014	505,390	375,134	13,837	1,309,743	881,092		488,052		2014	505,390	375,095	881,092
2015	520,947	360,405	13,837	1,307,605	919,432		448,173		2015	520,947	398,485	919,432
2016	539,089	345,908	13,837	1,309,099	959,440		408,074		2016	539,089	420,351	959,440
2017	567,599	330,928	13,837	1,309,099	1,001,190		367,880		2017	567,599	433,591	1,001,190
2018	596,108	315,940	13,837	1,307,514	1,044,750		324,443		2018	596,108	448,048	1,044,750
2019	624,617	300,952	13,837	1,307,514	1,090,218		278,463		2019	619,424	470,753	1,090,218
2020	653,126	285,964	13,837	1,307,229	1,137,658		229,571		2020	642,360	494,898	1,137,658
2021	681,635	270,976	13,837	1,307,437	1,187,162		180,274		2021	668,078	518,484	1,187,162
2022	710,144	255,988	13,837	1,307,606	1,238,821		128,875		2022	702,371	536,450	1,238,821
2023	738,653	240,999	13,837	1,308,862	1,292,728		76,134		2023	718,050	554,071	1,292,728
2024	767,162	225,990	13,837	1,308,214	1,348,980		19,234		2024	748,941	574,039	1,348,980
2025	795,671	210,981	13,837	1,308,344	1,407,080		(39,336)		2025	813,818	593,862	1,407,080
2026	824,180	195,972	13,837	1,307,449	1,468,934		(101,485)		2026	847,511	621,423	1,468,934
2027	852,689	180,963	13,837	1,306,134	1,532,854		(163,720)		2027	891,571	641,283	1,532,854
2028	881,198	165,954	13,837	1,305,010	1,599,555		(230,939)		2028	935,631	661,924	1,599,555
2029	909,707	150,945	13,837	1,304,480	1,669,159		(300,672)		2029	982,283	680,870	1,669,159
2030	938,216	135,936	13,837	1,304,010	1,741,791		(373,175)		2030	1,031,527	710,204	1,741,791
2031	1,003,162	120,927	13,837	1,303,875	1,817,564		(448,709)		2031	1,083,362	734,222	1,817,564
2032	1,137,789	105,918	13,837	1,303,134	1,896,075		(527,541)		2032	1,137,789	758,885	1,896,075
2033	1,194,209	90,909	13,837	1,302,204	1,979,207		(609,944)		2033	1,194,809	784,399	1,979,207
2034	1,254,419	75,900	13,837	1,301,134	2,065,331		(696,197)		2034	1,254,419	810,912	2,065,331
2035	1,319,629	60,891	13,837	1,300,000	2,155,201		(786,470)		2035	1,319,629	838,581	2,155,201
Total	20,542,413	18,984,281		37,786,652	37,786,652		(9)		Total	20,542,413	17,244,239	37,786,652

(1) Library Portion shown as 51.84% of Series 2005 EDA Bonds per City of Fairfax Staff.

(2) Fiscal years 2006 to 2010 are actual. Earnings thereafter are estimated at 1.0% annually.

(3) Fiscal years 2006 to 2010 are actual per City Staff. Fiscal year 2011 is budgeted.

(4) Interest adjusted up or down based upon Section C. Total debt service from applicable to the library paid over the life of the loan (Section A) is unchanged.

(5) 2035 debt service is anticipated to be paid from the portion of the Debt Service Reserve Fund allocated to the Library Project (51.84%). In that event the City will make 2035 contributions to Fairfax County.

Prepared by Davispect & Company LLC

City of Fairfax, Virginia
2005 Economic Development Authority Lease Revenue Bonds
Adjusted Library Debt Schedule for Fairfax County GSA
Version 4

Attachment II

A					B		C		D			
Library Portion - Un-Adjusted					Fairfax County Contribution ⁽²⁾		Library Un-Adjusted Debt Service Over/(Under)		Library Debt Service - Adjusted ⁽⁴⁾			
Fiscal Year	Principal	Interest	Estimated Debt Service Reserve Fund ⁽¹⁾	Net Debt Service Total	Growth Rate	3.490%	Fairfax County Contribution		Fiscal Year	Principal	Interest	Net Debt Service Total
2006	0	490,303	31,722	458,581	458,581		0		2006	0	458,581	458,581
2007	0	1,056,941	38,595	1,018,346	852,150		166,196		2007	0	852,150	852,150
2008	173,656	1,056,941	38,595	1,192,002	881,122		310,881		2008	173,656	707,465	881,122
2009	173,656	1,051,731	38,595	1,186,793	911,078		275,715		2009	173,656	737,422	911,078
2010	497,815	1,046,522	38,595	1,505,741	942,053		563,688		2010	497,815	444,238	942,053
2011	512,286	1,031,587	38,595	1,505,278	974,081		531,197		2011	512,286	461,795	974,081
2012	529,652	1,015,578	38,595	1,506,633	1,007,198		499,437		2012	529,652	477,547	1,007,198
2013	544,123	998,365	38,595	1,503,893	1,041,441		462,451		2013	544,123	497,318	1,041,441
2014	564,383	980,681	38,595	1,506,469	1,076,848		429,620		2014	564,383	512,465	1,076,848
2015	581,749	960,927	38,595	1,504,081	1,113,459		390,622		2015	581,749	531,711	1,113,459
2016	602,009	940,566	38,595	1,503,980	1,151,315		352,665		2016	602,009	549,306	1,151,315
2017	633,846	910,466	38,595	1,505,716	1,190,458		315,259		2017	633,846	556,612	1,190,458
2018	665,683	878,773	38,595	1,505,861	1,230,931		274,930		2018	665,683	565,248	1,230,931
2019	691,731	852,146	38,595	1,505,282	1,272,780		232,501		2019	691,731	581,049	1,272,780
2020	717,779	824,477	38,595	1,503,661	1,316,053		187,608		2020	717,779	598,273	1,316,053
2021	746,722	795,766	38,595	1,503,893	1,360,796		143,097		2021	746,722	614,074	1,360,796
2022	784,348	758,430	38,595	1,504,182	1,407,061		97,121		2022	784,348	622,713	1,407,061
2023	824,868	719,212	38,595	1,505,485	1,454,858		50,586		2023	824,868	630,031	1,454,898
2024	865,387	677,969	38,595	1,504,761	1,504,362		399		2024	865,387	638,975	1,504,362
2025	908,801	634,699	38,595	1,504,906	1,555,508		(50,602)		2025	908,801	646,707	1,555,508
2026	946,427	596,075	38,595	1,503,907	1,608,392		(104,485)		2026	946,427	661,965	1,608,392
2027	995,630	548,754	38,595	1,505,788	1,663,075		(157,286)		2027	995,630	667,445	1,663,075
2028	1,044,832	498,973	38,595	1,505,210	1,719,616		(214,407)		2028	1,044,832	674,784	1,719,616
2029	1,096,929	446,731	38,595	1,505,065	1,778,080		(273,015)		2029	1,096,929	681,151	1,778,080
2030	1,151,920	391,884	38,595	1,505,210	1,838,532		(333,322)		2030	1,151,920	686,612	1,838,532
2031	1,209,806	334,288	38,595	1,505,499	1,901,039		(395,540)		2031	1,209,806	691,233	1,901,039
2032	1,270,585	273,798	38,595	1,505,788	1,965,671		(459,882)		2032	1,270,585	695,085	1,965,671
2033	1,334,259	210,269	38,595	1,505,933	2,032,500		(526,567)		2033	1,334,259	698,241	2,032,500
2034	1,400,828	143,556	38,595	1,505,788	2,101,601		(595,813)		2034	1,400,828	700,774	2,101,601
2035	1,470,290	73,515	1,343,805	0	2,173,052		(2,173,052)		2035 ⁽⁴⁾	1,470,290	702,762	2,173,052
Total	22,940,000	21,199,923		41,483,733	41,483,733		(0)		Total	22,940,000	18,543,733	41,483,733

(1) Earnings estimated at 2.5% annually.

(2) Fiscal year 2005 value equal to debt service on bonds. Fiscal year 2006 value based on Fiscal Year 2005 estimate for total County Contribution as of September, 2005 of \$824,131.

(3) Interest adjusted up or down based upon Section C. Total debt service from applicable to the library paid over the life of the loan (Section A) is unchanged.

(4) 2035 debt service is anticipated to be paid from the Debt Service Reserve Fund. In this event the City will make 2035 contribution to Fairfax County.

August 18, 201~~0~~¹

TO: Mayor and City Council

THROUGH: Robert Sisson, City Manager

FROM: David Hudson, Director, Community Development and Planning

SUBJECT: Disposition of Remaining Library Bond Funds

The following is provided to facilitate the continuation of the Council's discussion of June 28, 201~~0~~¹ pertaining to the use of the remaining balance (approximately \$2.4 million) of funds raised through the sale of bonds for the construction of the new library. During that meeting, the Council discussed the various alternatives that were identified by staff. These alternatives are presented as attachments to this memo.

The staff was also directed to contact some potential tenants for a new development to be located at George Mason Square and, based on that outcome, examine the possibility of using the funds in support of the City actively redeveloping the property itself. The City's bond counsel was subsequently contacted to render an opinion as to whether the City could redevelop the property using those funds. Staff was advised that using the funds for that purpose was not permissible.

The staff explored using a portion of the funds to purchase the surface parking lot located at the northeast corner of University Drive and Sager Avenue. See further description in the section of Attachment 1 labeled "University/Sager Parking Lot."

Lastly, staff explored an additional option for the use of the funds – the improvement of the Old Town Hall/George Mason Square block with parking and open space. Three options were examined, and are described in Attachments 18 through 22.

The various options identified to date, and the associated costs, are as follows:

Expansion of Old Town Underground Utilities Project (Att.2-8):	\$2.2 Million
Old Town Storm Sewer Rehabilitation Project (Att. 9):	\$400,000 to \$1.1 Million
Old Town Pedestrian and Bicycle Improvements (Att. 10-16):	\$410,000 - \$560,000
Ashby Pond:	\$550,000
Fairfax Boulevard Street Lights:	\$200,000
Parking Lot Purchase:	\$570,000 (assessed value)
Public Improvements on George Mason Square Block (Att.18-22):	\$1M to \$1.9M

Potential Bond Fund Projects

Expansion of Old Town Underground Utilities Project

The attached map (Attachment 2) illustrates those areas which are included in the City's current effort to place the overhead utilities underground. The shaded areas are the phases where the relocation work is completed and final take-down work is pending. The hatched areas are where construction is underway, or in the final design stage. The map also depicts areas A, B and C, which are recommended by our utilities consultant for inclusion as the next phases of the undergrounding effort.

Area A is recommended for inclusion due to technical issues associated with the final design work underway for the building located at the SW corner of University Dr. and Main Street (Subway). (See Attachments 3 and 4.) The cost estimate for this phase is \$350,000.

Area B would involve the poles along Chain Bridge Road between Main Street and Sager Avenue. This is a major entry point to Old Town from the south. (See Attachments 5 and 6.) The cost estimate for this phase is \$1,000,000 due to multiple property owners, the age of the buildings, and possible traffic disruptions due to work that must occur in and along Chain Bridge Road.

Area C would involve the poles along Old Lee Highway adjacent to Fairfax Commons and across the street from Courthouse Plaza. (See Attachments 7 and 8.) While this would be the longest relocation of the three proposed, the cost estimate is \$850,000, as it would be a less complicated effort.

Total estimated cost: \$2.2 million

Old Town Storm Sewer Rehabilitation Project

Study is currently underway of the storm sewer located on Main Street between Chain Bridge Road and East Street and on University Drive between North Street and Sager Avenue. (See Attachment 9.) The current system is under capacity and exhibits significant deterioration. It must be rehabilitated or replaced, based on the outcome of the current study/design effort.

Additional funds of \$100,000 may be needed for final design plans, depending on which design alternative is selected. In addition, construction funds totaling \$300,000 will be needed for short-term, interim improvements if this option is selected. If long-term full replacement option is selected, then \$1 million in construction funds will be needed.

Estimated cost: \$400,000 to \$1.1 million.

Old Town Pedestrian and Bicycle Improvements

This project would provide for improvements to sidewalks in the Old Town area, and establish bicycle stations along the periphery of the Historic Core.

Opportunities exist within the Old Town area to significantly enhance the pedestrian experience by widening the sidewalks (particularly along Chain Bridge Road), and providing additional pedestrian amenities such as decorative benches, lighting and landscaping. Spot improvements to enhance pedestrian safety could also be included (particularly, the sidewalk on North Street adjacent to Auld Shebeen). This project would involve identifying those specific areas/sites where these improvements could physically occur, design of the improvements, and construction. (See Attachments 10 through 15.)

In addition to the pedestrian improvements mentioned above, the Council may want to consider constructing bicycle stations along the trail system that exists along the periphery of Old Town. The attached map (Attachment 16) illustrates potential locations to consider for these stations. Also, the attached photographs (Attachment 17) provide illustrative examples of these stations that have been constructed elsewhere.

The stations would allow City residents safe and convenient access to the Old Town area (library, City Hall, Old Town Village, shops, etc) via the trail system. They could dismount and secure their bicycles at these stations, thereby not having to navigate the narrow lane widths in portions of the core area, and use the enhanced pedestrian facilities described above.

The locations of such stations would have to be coordinated with the existing and planned trail and pedestrian system, and their character should complement the historic character of the area.

Total estimated cost: *Highly variable (depending upon number of locations to be improved, need to acquire rights-of-way, etc.) in the range of \$410,000 to \$560,000.*

In addition, there are unfunded projects that warrant consideration, which are outside of the Old Town area. These include:

Ashby Pond

The proposed improvements to Ashby Pond will include dredging to remove the sediments that have accumulated in the pond. In addition, a new outfall structure and emergency spillway are being constructed as the current pond did not have a designed outfall. Floating plants will be placed in the pond to help remove storm water pollutants before the water flows downstream to Daniels Run. Overall the improvements will improve Ashby Pond from a water quality standpoint, while also making the pond an amenity for city residents to enjoy. The City in conjunction with Virginia Tech received a grant through the National Fish and Wildlife Foundation that is funding the design and water quality monitoring of the pond.

Estimated cost: *\$550,000*

Street Lights

Installation of Acorn style Street Lights along the Fairfax Boulevard Corridor, between Fairfax Circle and Pickett Road, both sides of street.

Estimated cost: \$200,000

University/Sager Parking Lot

Staff examined the purchase of the parking lot located at the northeast corner of University Drive and Sager Avenue for the potential to provide additional permanent public parking in the Old Town area, and possibly support additional redevelopment in that area. The property is composed of 2 lots and is assessed at \$570,000. The City currently leases the property, which provides 31 public parking spaces, for approximately \$30,000 per year. Another 15 spaces located on the property are reserved for use by the property owner to provide parking for nearby offices under the same ownership.

Over the years, the idea has been discussed to consider acquisition of this property, and construct a deck (to be incorporated into the adjacent parking deck) in an effort to facilitate redevelopment of the adjacent properties to the east within that block (the former Amoco Lot and the Office Condominium building).

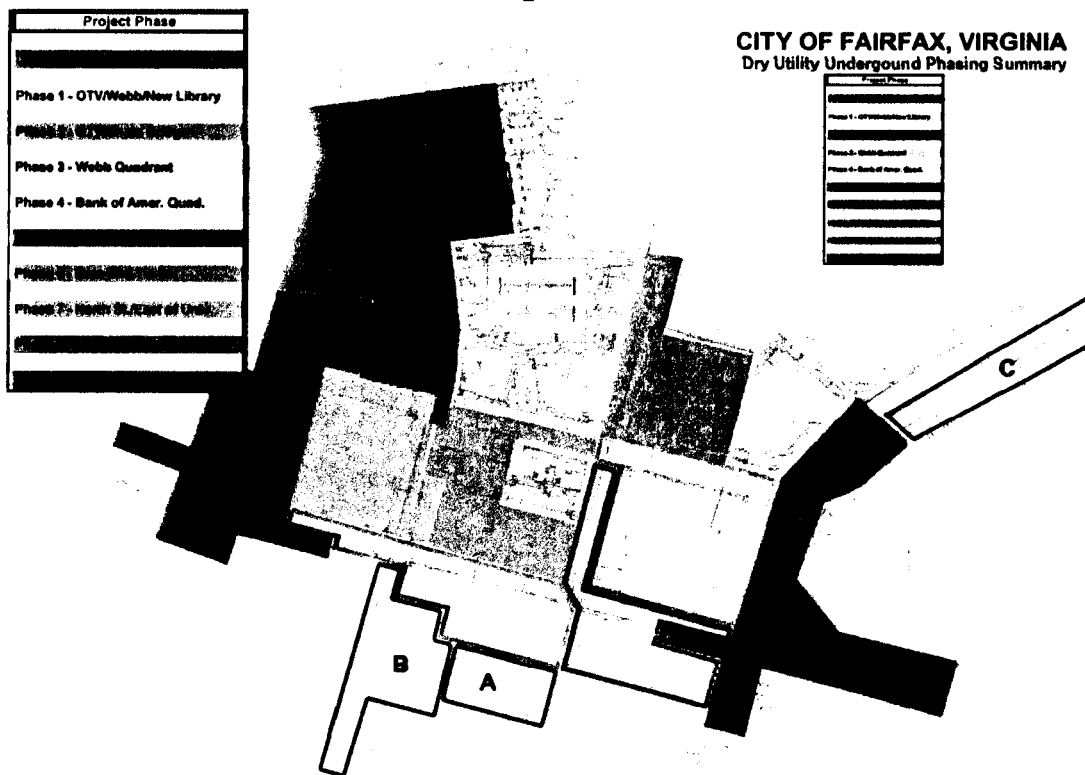
Estimated cost: \$570,000 - \$2 Million

George Mason Square Block

Staff explored three alternatives for expanding Pozer Park, providing a public plaza, converting the temporary parking at the former Weight Watchers lot to permanent parking and continuing a retail presence in the general vicinity of the Surf Shop and the Wig Shop. A description of the anticipated facilities can be found in Attachment 18, while the three concept plans can be found in Attachments 19 through 21. Street furniture and additional details are provided in Attachment 22.

Estimated cost: \$1.0 Million - \$1.9 Million

Locations for Expanded Relocation



6/14/2011

Expanded Utility Relocation Options - City of Fairfax, VA

6/3/2011

7

Area A: University Dr. Extended South



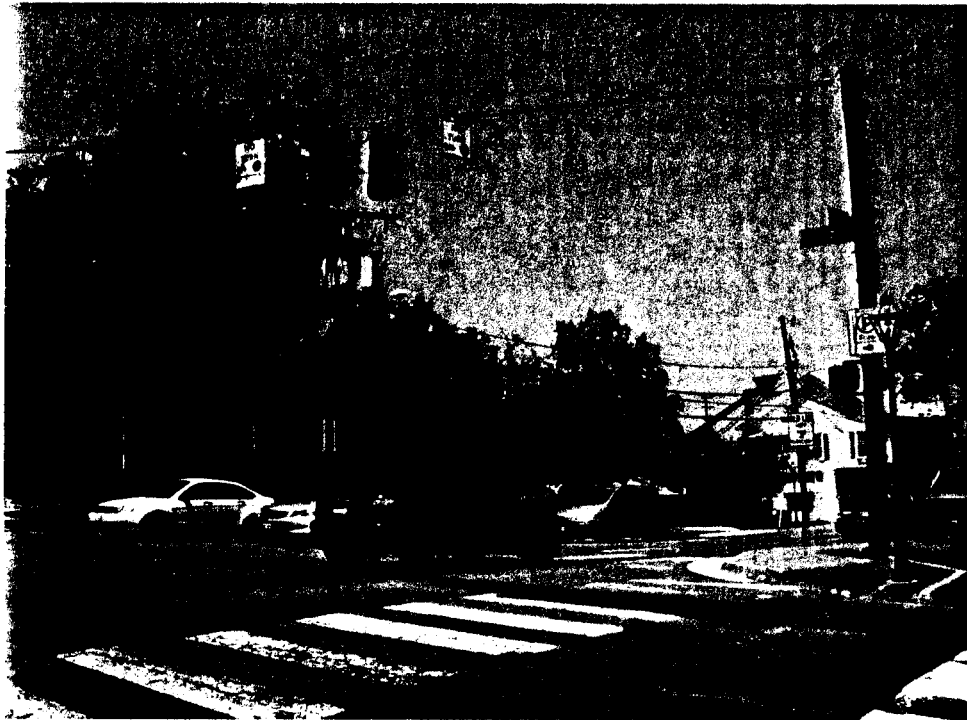
ATTACHMENT 3

6/14/2011

Expanded Utility Relocation Options - City of Fairfax, VA

9

Area A: University Dr. Extended



ATTACHMENT 4

6/14/2011

Expanded Utility Relocation Options - City of Fairfax, VA

10

Area B: Chain Bridge Extended South



ATTACHMENT 5

6/14/2011

Expanded Utility Relocation Options - City of Fairfax, VA

12

Area B: Chain Bridge Extended South



ATTACHMENT 6

6/14/2011

Expanded Utility Relocation Options - City of Fairfax, VA

13

Area C: Old Lee Extended North



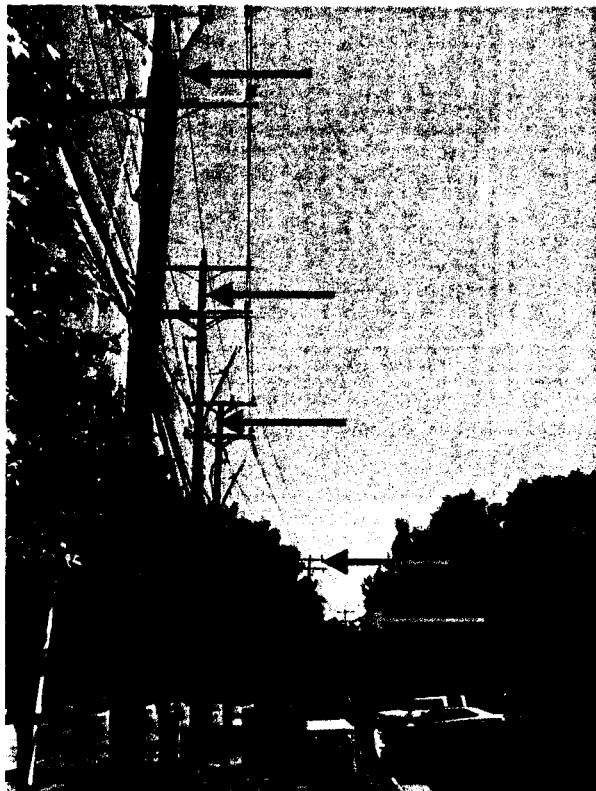
ATTACHMENT 7

6/14/2011

Expanded Utility Relocation Options - City of Fairfax, VA

15

Area C: Old Lee Extended North



ATTACHMENT 8

6/14/2011

Expanded Utility Relocation Options - City of Fairfax, VA

16



City of Fairfax

**Proposed Storm Sewer
Location Map**

June 7, 2011

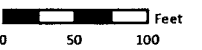
Legend

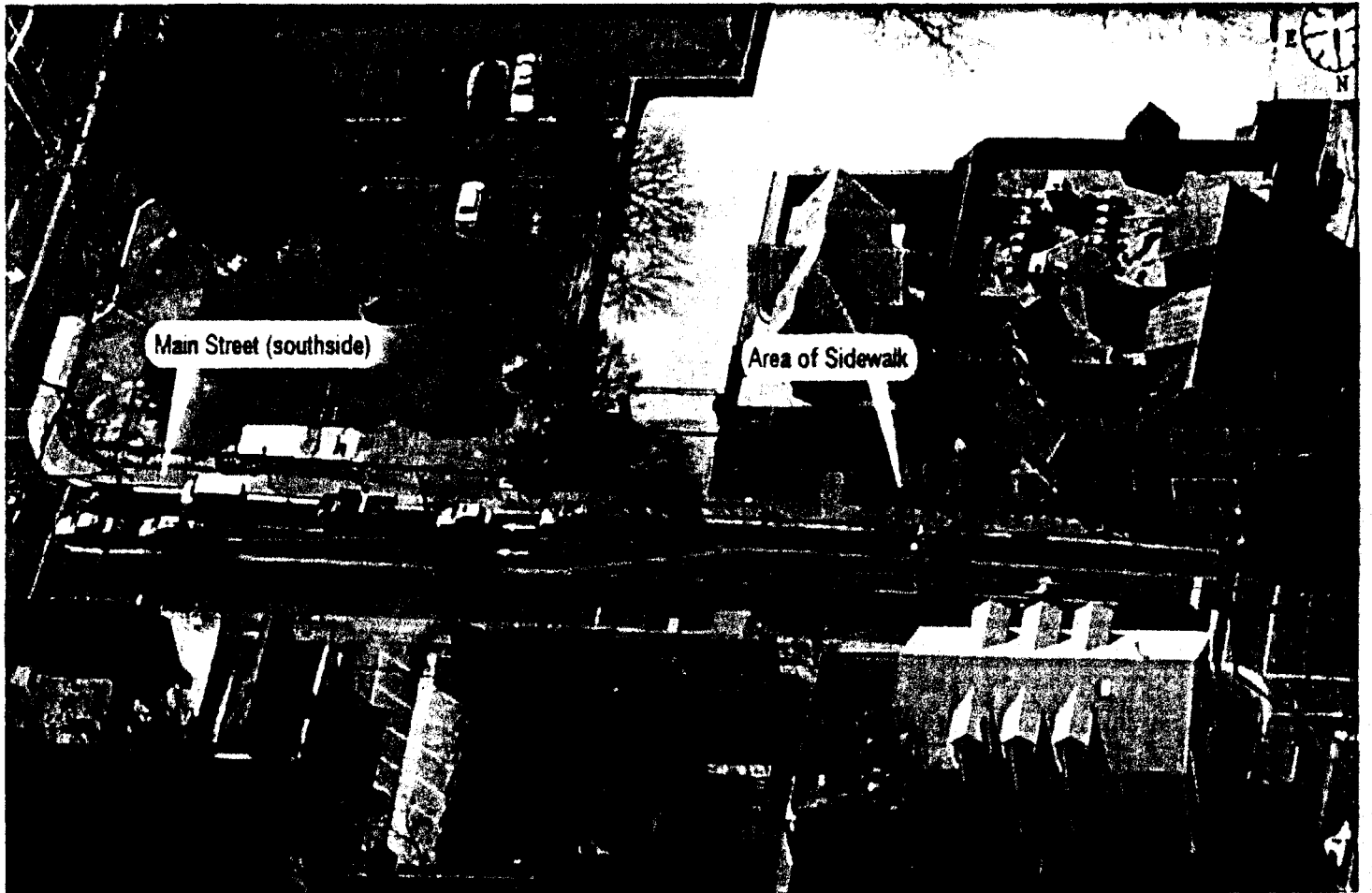
-  Proposed Storm Sewer
-  Fairfax County
-  Parcel
-  Building
-  Road
-  Parking

ATTACHMENT 9



1 inch = 100 feet





SOUTH SIDE OF MAIN STREET BETWEEN EAST AND UNIVERSITY

ATTACHMENT 10



WEST SIDE OF OLD LEE HWY BETWEEN MAIN AND NORTH

ATTACHMENT 11



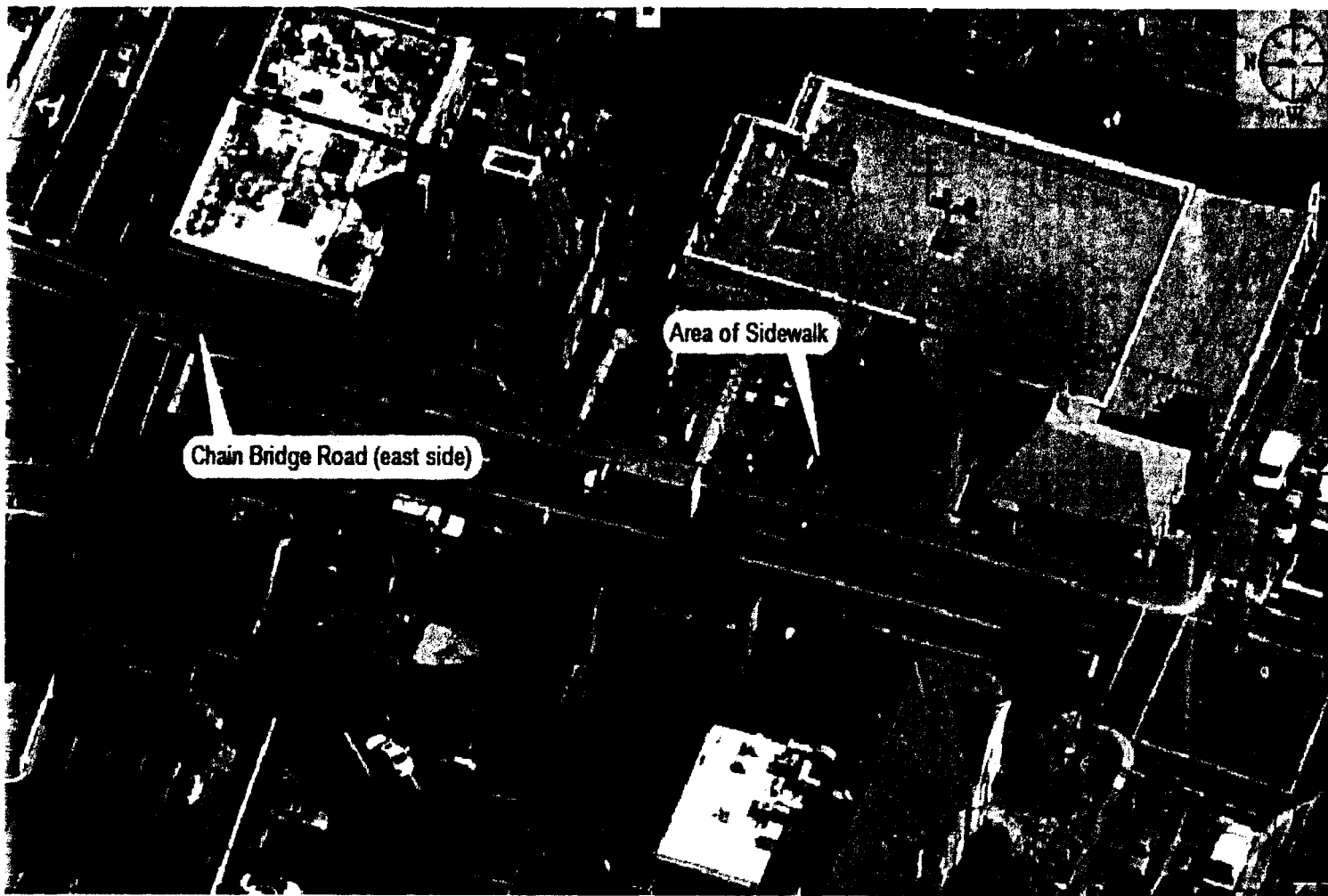
EAST SIDE OF UNIVERSITY BETWEEN NORTH AND MAIN

ATTACHMENT 12



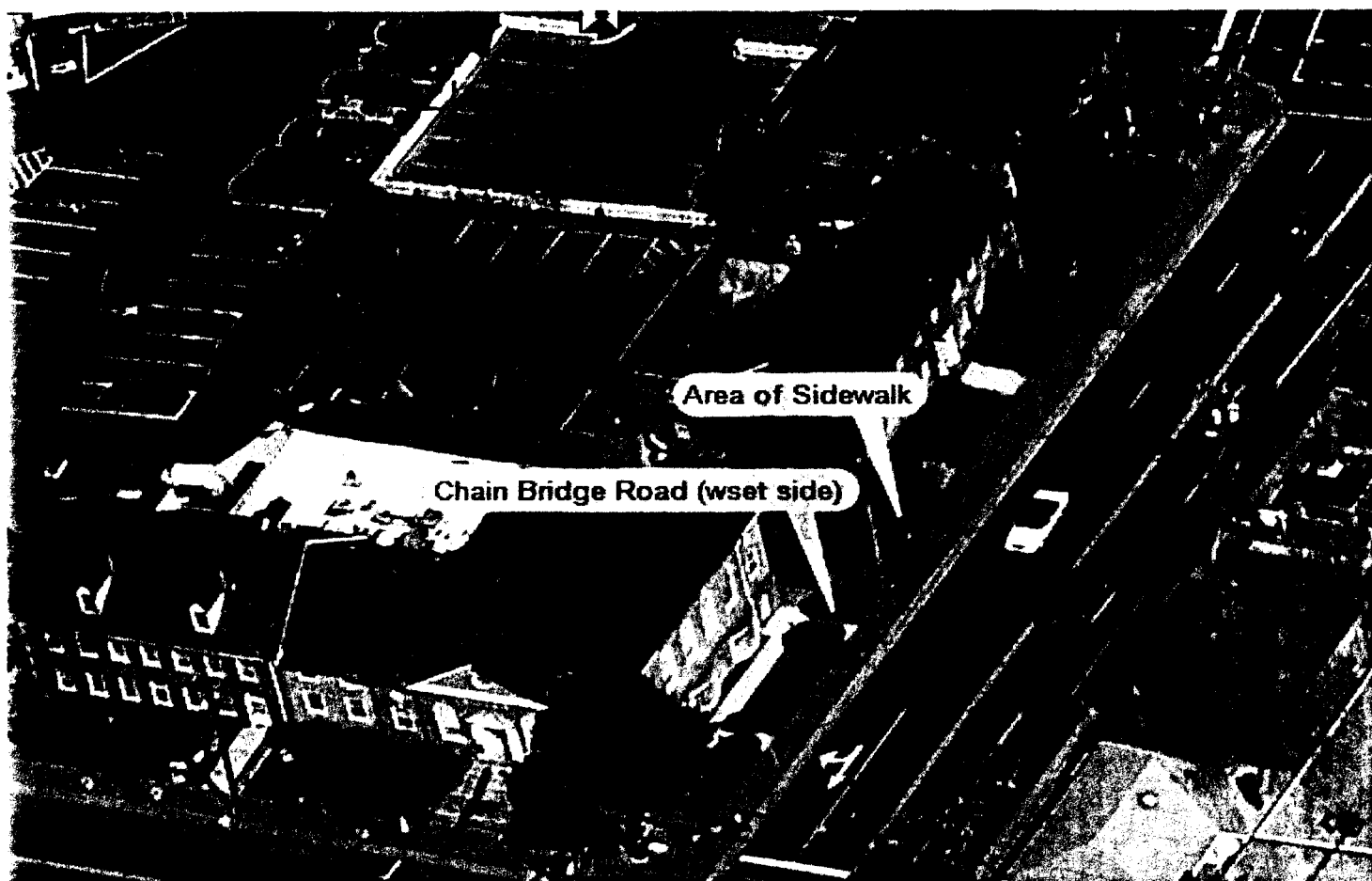
NORTH SIDE OF MAIN BETWEEN OLD LEE HWY AND UNIVERSITY

ATTACHMENT 13



EAST SIDE OF CHAIN BRIDGE BETWEEN MAIN AND NORTH

ATTACHMENT 14



WEST SIDE OF CHAIN BRIDGE BETWEEN MAIN AND NORTH

ATTACHMENT 15

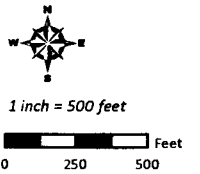
ALSO, NORTH SIDE OF MAIN BETWEEN CHAIN BRIDGE AND NORTH



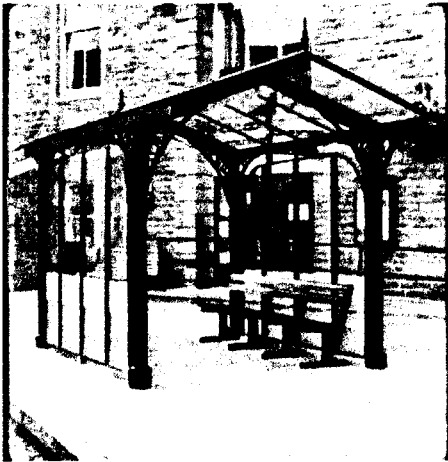
City of Fairfax
**Old Town District
Trails Map**
June 7, 2011

- Legend**
- Existing Trail
 - Planned Trail
 - Stream
 - Building
 - Road
 - Parking
 - Fairfax County
 - Old Town Fairfax Historic District
 - Old Town Fairfax Transition District
 - City Owned Property
 - Park
 - Vacant Land
 - Potential Bike Station Location

ATTACHMENT 16



BICYCLE SHELTER ALTERNATIVES



ATTACHMENT 17

August 23, 2010

TO: Robert Sisson, City Manager

THROUGH: David Hudson, Director, Community Development and Planning

FROM: Jack Blevins, Community Development Chief

SUBJECT: Disposition of Remaining Library Bond Funds
Concepts for Redevelopment in the Old Town Hall Block

During recent years City Council has discussed the development of open space, a public plaza, permanent public parking facilities and new retail development on the block that includes Old Town Hall and Pozer Park. Since this block is directly across the street from the new library, consideration might be given to using remaining library construction funds for some or all of the development on this block. To facilitate a discussion of such a proposal, staff prepared three alternative concepts for build-out of the block. The following facilities are included in one or more of the concepts:

A Public Plaza designed to support small concerts, a farmers' market, street fairs, ice skating and a splash park. Concept A depicts this at the corner of University Drive and North Street with raised seating built into the hillside on the east and south sides. Concepts B and C depict the plaza at the intersection of North Street and Old Lee Highway. In Concept C the plaza would be constructed atop a deck with parking underneath.

Enlargement of Pozer Park. Concept A adds a broad, grassy entrance to the park from University Avenue. The entrance is flanked by the public plaza on the left and parking for the various open space functions on the right. Concept B nearly doubles the size of the park by using most of the former Weight Watchers lot in grass and pathways and again providing a small parking lot to serve the open space function. Concept C opens Pozer Park to the northeast, connecting it to the proposed plaza at the intersection of North Street and Old Lee Highway.

Permanent Vehicle Parking. Concepts A and B would replace the temporary parking now at the former Weight Watchers site with a small permanent lot adjacent to Old Town Hall and a larger one on the east side of existing Pozer Park. Concept C would replace the temporary lot at Weight Watchers with a permanent one in nearly the same location. In addition, Concept C would include 26 spaces underneath the public plaza. All three concepts would replace the parking adjacent to Draper House, its annex and the bike shop with equivalent parking in the same location.

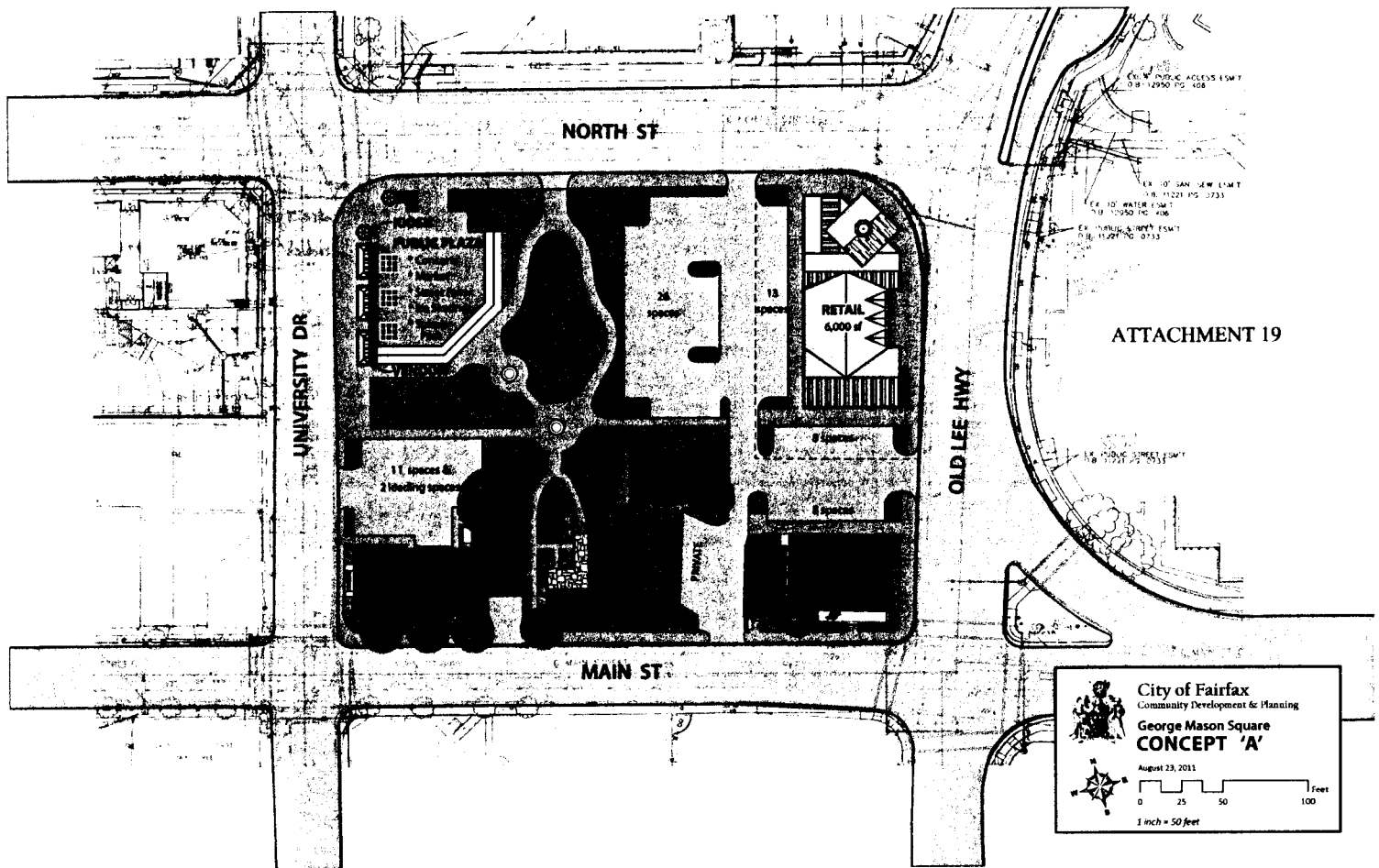
Street Furniture. The design concepts envision possible inclusion of new street furniture including:

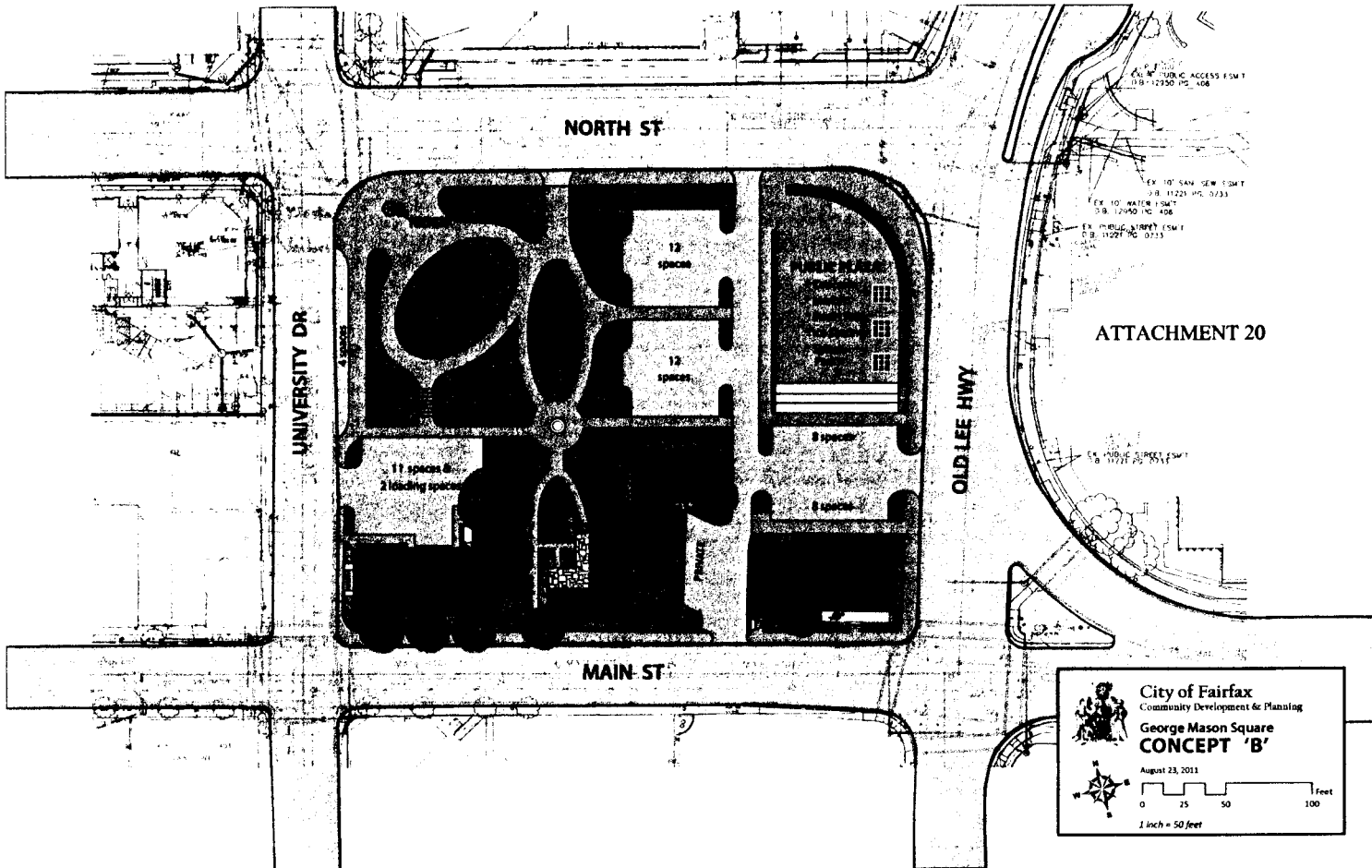
- A cast iron information kiosk that is normally automated, but that could serve as a shelter for one staff person during special events;
- Cast iron street vendor structures for use by the City during special events, by vendors during fairs, and by specialty retail tenants that the City wants to attract to help promote downtown;
- A garden-style pergola for special events in the park; or
- An ornate cast iron urban-style pergola for use closer to the street.

New Retail Space. Two of the concepts would allow sale of a site for development of commercial floor area by a third party. Concept A proposes 6,000 square feet of retail space to replace the 3,700 sf in the wig shop and surf shop buildings combined. Concept C proposes 5,000 sf off retail and 5,000 sf of office space, again replacing the existing 3,700 sf. Concept B offers no new or replacement commercial buildings after removing the wig shop and surf shop. In all cases, sale of new commercial space would not recoup the cost of the George Mason Square property. Council will need to discuss how the existing obligations would be retired.

Cost Estimates for staff's three alternative concepts were prepared by Rinker Design Associates. Following is a summary of the costs of each.

- **Concept A:** \$788,250 plus 30% contingency, or \$1,024,725.
- **Concept B:** \$961,750 plus 30% contingency, or \$1,250,275.
- **Concept C:** \$1,460,750 plus 30% contingency, or \$1,898,975.





ATTACHMENT 20

City of Fairfax

Disposition of Remaining Library Funds

Redevelopment Options for

Pozer Park Expansion and George Mason Square

Designs by Community Development & Planning

Cost Estimates by Rinker Design Associates, PC

08/27/11

Options for Open Space and Parking Development Only

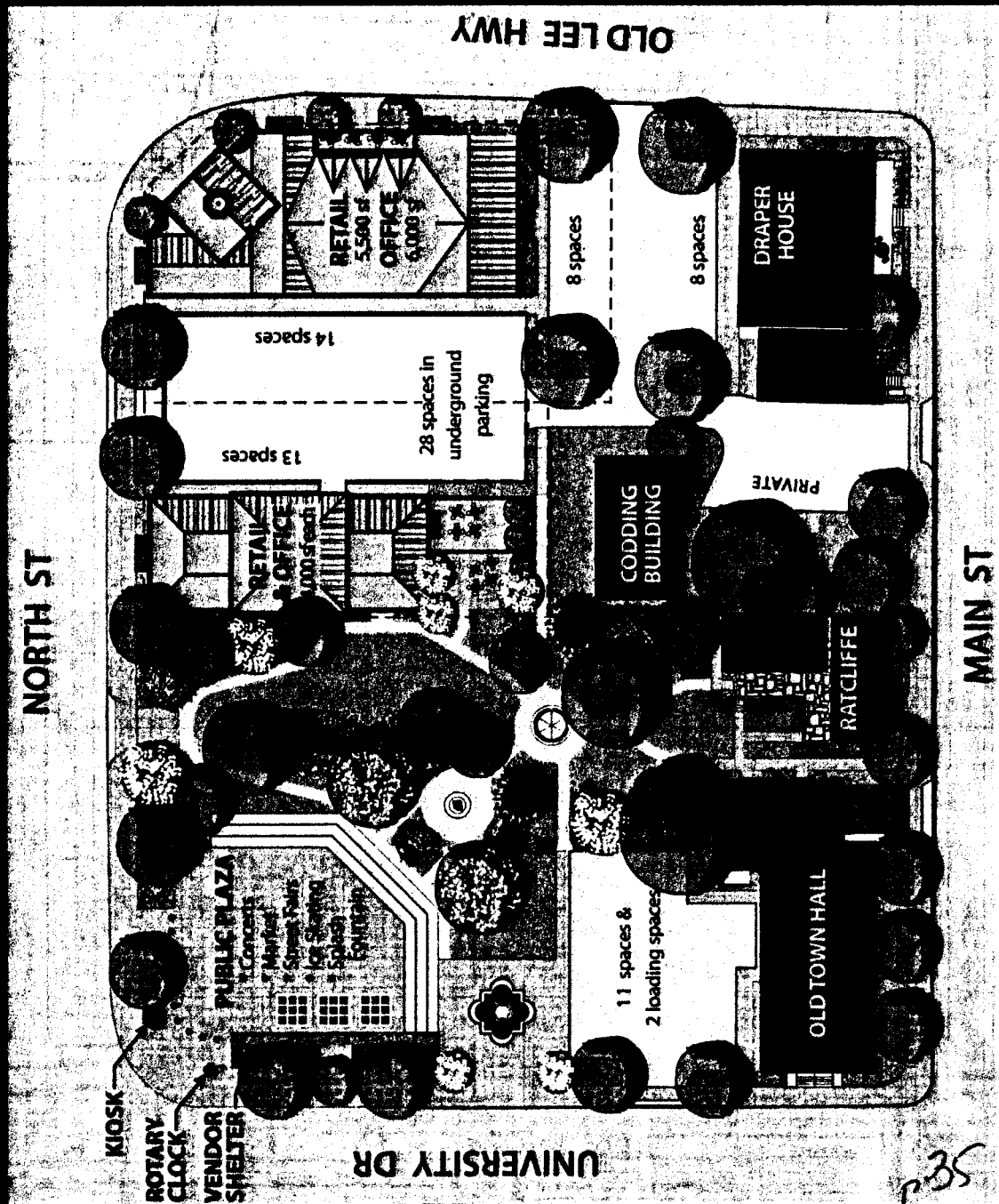
	Concept A	Concept B	Concept C	Concept D
Development Cost	\$788,250	\$961,750	\$1,460,750	\$1,368,750
30% Contingency	\$236,475	\$288,525	\$438,225	\$467,625
Subtotal Construction	\$1,024,725	\$1,250,275	\$1,898,975	\$1,836,375
Site Furniture	\$164,000	\$164,000	\$164,000	\$164,000
Furniture Contingency	\$49,200	\$49,200	\$49,200	\$49,200
Total Cost	\$1,237,925	\$1,299,475	\$2,112,175	\$2,049,575

Options Including Retiring the Debt on George Mason Square

	Concept A	Concept B	Concept C	Concept D
Remaining Library Funds	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000
Two Grants	\$400,000	\$400,000	\$400,000	\$400,000
Sale of Building Pad Sites	\$880,000	0	\$580,000.00	\$1,540,000
Total Funding	\$3,680,000	2800000	3380000	4340000
Retire Debt	-\$2,300,000	-\$2,300,000	-\$2,300,000	-\$2,300,000
Available after Retiring Debt	1380000	\$500,000	1080000	2040000
(cost from above)	-\$1,237,925	-\$1,299,475	-\$2,112,175	-\$2,049,575
Excess Funds	142075	-\$799,475	-\$1,032,175	-\$9,575



George Mason Square & Pozer Park

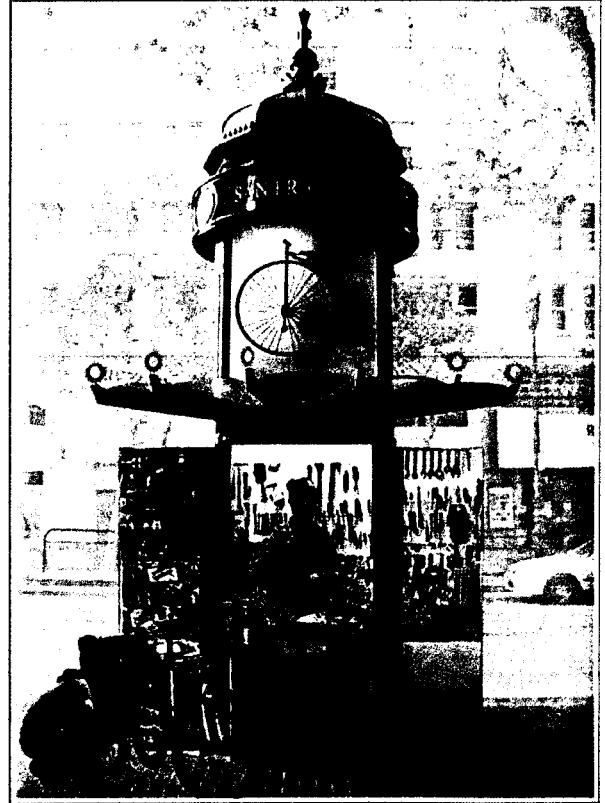


George Mason Square

Kiosk

Typically Use Closed as an Information Kiosk.

During Fairs, Open to use for City Staff Position.
Shown below in San Francisco as a bike repair shop.



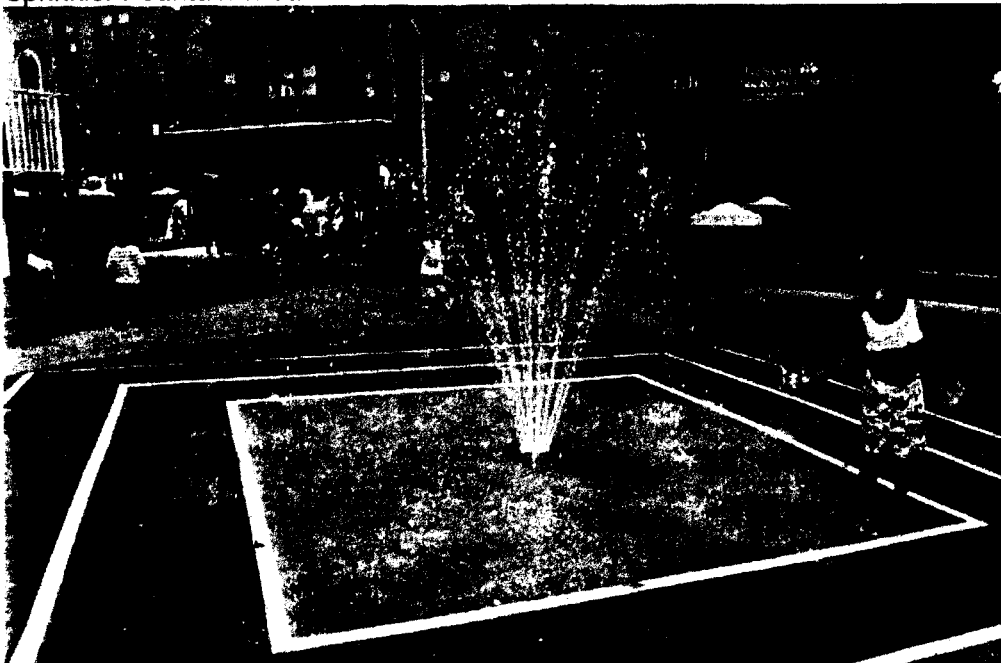
George Mason Square

Public Plaza

Ice Rink in Winter



Sprinkler Fountain in Summer



George Mason Square

Vendor Structure

Use During Fairs and for Specialty Retail to Promote Pedestrianism



Custom Newsstand in NYC

Columbia Equipment Company, Inc.
180-10 93rd Avenue
Jamaica, NY 11433
Phone: 718 658 5900

From:
<http://www.columbiaequipment.com/customnewstand.html>

George Mason Square

Miscellaneous Structures

Country Garden Look



Urban Civic Look



City Council Outreach: Responses to Proposed Redevelopment of George Mason Square & Pozer Park
September 20, 2011

Speakers during the outreach session:

Douglas Stewart:

1. Public Plaza: How many public events? Seems event oriented; not sure it will work as a public space. Should be where people sit and talk.
2. To make commercial space work, needs to be better connected to Main Street Marketplace. It's not currently easy for pedestrians to cross Old Lee Highway.
3. Process: Had understood there would be an RFQ. Has there been one? [Mr. Durham responded that there was an RFP that went out on just the George Mason Square properties about half an acre. City received a couple of responses.]

Carol Dooney:

1. Work in Commercial Development (Merrifield and Woodbridge)...There's retail shown. What kind of national retailers do you expect?
2. Parking deck costs look low.
3. Truck turning radius vs. loading arrangements and streets problematic. Existing restaurants downtown have problems with loading.
4. Consider tree disruption during construction.
5. Currently have concerts several places in the City; do you need more?
6. Connectivity: Crossing from library to Starbucks to where GM2 site now impassable.
7. Provide places for trees to grow next to the parking structure.
8. Kiosks don't pay for themselves; might reconsider.
9. Will anyone really want the offices?
10. Council needs nice overall plan to show where retail is now empty; where office is empty (like the parking plan).

Fred Coddling (Coddling Building):

1. Alley has 9' easement. Coddling building has been several churches over the years.
2. Mr. Coddling allowed the City to use his property for several things. He would like a larger boxwood than the one replacing one City removed on his property. He would like a bigger one.
3. According to Mr. Coddling the City agreed in 2004 to keep North Street access for him.
4. Wanted to know if there would be a barrier between the parking [behind Draper House] and the top of the parking deck. [Mr. Blevins responded that there would be no barrier to the top deck.]
5. Wanted to know what the pink color between the Coddling Building and the new smaller building represented. [Mr. Blevins responded that it represented patios off the upper and lower levels of the proposed new building.]

Eric Snyder (Downtown Coalition):

1. Several business members asked and have concerns about what happens when the parking in the Weight Watchers lot goes away.
2. More no-left-turn signs than any other municipality in the Washington area.
3. Drivers accelerate from North-bound Old Lee to North Street. Pedestrians are in danger at the corner in front of the library.
4. Raise the plaza 4-5 feet and pick up the 39 spaces below and have access off University. That current lot is highly used.
5. Where ice cream shop went out and Foster's went out others are hanging on by their fingernails.
6. Traffic at University and North is dangerous.

Stan Darke (Factory Tees):

1. Curious what kind of input will be requested from local businesses.
2. We do vintage clothing, people say we wish there were more places like this (his store).
3. People say we wish there were more restaurants; we like to walk around; we like to go into different shops; it's great to see that there's a shop opening up, and we hope you survive.
4. We do a lot of work with local schools; residents want to walk around and have more places to go into and more places to park.
5. Space looks like Central Park, but we need to tie blocks into each other and have shops on each block.
6. As I drove here, noticed University Drive goes down from OTH. Looks like a lot of space will not be used on an everyday basis. How do you create green, park, event space and still have things going on throughout the week? Need to be able to park and have things going on.
7. Like to keep the charm of OTF where people can keep the history, but also have things going on. Don't want to see national chains selling things you can buy anywhere.

Brian Knapp (PRAB):

1. Representing PRAB. Grateful for forum. Presenting PRAB's formal stance from 2006. Developed recommendations over a year because they traveled the site over and over and visited other jurisdictions. Met with Council members.
2. Current KPG is only park in OTF. WW purchased to expand KPG. Potential to offer to many people many uses. Generate additional customers to OT. Plenty of parking. WW property should be integrated fully into KPG. When complete, should not be able to tell where old ended and new began. Expanded garden should incorporate: beautiful landscape features, water feature, gazebo or arbor structure, area for public art, location for permanent Christmas Tree and for a menorah, official entrance at corner of North and University, permanent location for Rotary Clock, information place, brick pathways and a new location for a CUE bus stop. There should be no other parking areas other than those needed for OTH (Loading dock, drop off and HC parking). Should be no play equipment. All areas of garden should meet ADA requirement.
3. As an individual and member of the OS Committee, this parcel stood out. What a great opportunity. Didn't expect to have it happen. Grateful.
4. PRAB wanted to review plan, but weather prevented and no quorum.

Sandra Wilbur (HFCI):

1. HFCI interested in keeping continuity of historic buildings with new development. Would hope that we get detailed study about disruption during construction and distance between Kitty Pozer and new construction.
2. Infrastructure: Were new plantings included in costs? [Mr. Blevins replied "Yes."]

Andrew Margrave (CCH Resident):

1. [We don't shop where we have trouble parking.]
2. Not a good idea to speculate on offices in return for sacrificing parking that existing businesses need. Do what we can to promote Old Town businesses.

Jeff Steffens (Commission on the Arts):

1. Do whatever is necessary to do a first class job.
2. This would be a wonderful place for public art. (There's not a statue of Lord Fairfax anywhere.)
3. OTH needs parking and bus drop-off.

Harry Wilbur (PRAB & Commission on the Arts):

1. Want to thank Jack and the group for getting this off the dime.
2. The park is a hub around which the City does it's work.
3. Parking is important, but I counted 1,086 spaces. In 1300' from the center of downtown there are another 880. Altogether, there are just under 2,000 spaces in available in addition to 21 private lots. But we only have one park downtown.

Rick Dickson:

1. Of the City's 100 spaces in Old Town Village, 25 are reserved for the Fairfax Plaza property.
2. Believes Old Town Village barely has enough parking for itself.
3. "Everybody and their dog" uses the 26 parking spaces at The Shoppes at Fairfax, and "I'm happy to have them use it" but downtown is grossly under-parked.
4. If you want a solution get a major developer such as JBG or Petersen. Get it done right and get the density up. 10,000 SF of retail isn't going to do anything for downtown.
5. Council and Mayor should go to the trustees of the library and to the EDA.
6. We have a flooding problem at Bellissimo etc when we have big rains.

Kevin Lowery (two-year resident):

1. One problem is awareness and signage regarding where the parking spots are.
2. One of the draws of Fairfax Corner, Reston Town Center, Manassas... is the ability for families to park and stay there and have things to do. Not just park and go from store to store, but to eat dinner, hang out, have kids run around and then go shopping again. If you don't have a place to hang out, families will not go there.

Kirk Holly (Community Appearance Committee):

1. This is the key downtown open space that would attract visitors and pedestrians and would reinforce a sense of place. We don't recommend the commercial buildings. We think it should all be open space. Do what's necessary to preserve this key opportunity in the Old Town area.
2. CAC comments to Council from three years ago:
 - a. Support an open area in the old downtown.
 - b. Appreciate that [the plan] takes design cues from the library and the Old Town Hall, and the use of the gazebo.
 - c. Approve of enlarging Pozer Park and opening it up to the street corner.
 - d. Like the use of water features as focal points in this kind of area.
 - e. Appreciate consideration of the economic issues of developing this site and looking for a balanced solution and the vehicle parking issues; don't believe that the majority of this space should be used to solve the parking issues.
3. Recommend making the entire block a public park to serve as an active gateway. However, this particular space does have several historic buildings that we recognize as important to the character of Old Town, and they need to be preserved and incorporated into this space and made to work.
4. At least do the following:
 - a. Provide a "slot view" into the park from the intersection at Old Lee Highway and Little River Turnpike.
 - b. Reduce the commercial building footprint, and don't put the access parallel to Old Lee Highway.
 - c. Incorporate park or plaza features into any open space that might be built or provided between buildings so it feels a bit bigger.
 - d. Create several opportunities for sitting.
 - e. Use structures and trees for shade and high quality materials that are easy to maintain.
 - f. Underground perimeter utilities.

Jenee Lindner (HFCI and as an Individual):

1. Official HFCI: Excited, but we want to be onboard.
2. As a private citizen: Most towns that once existed in the areas are now gone. Not Fairfax. There are a lot of wonderful things here to talk about.
3. Parking must be there. As a potential business owner downtown, I understand the need. We need a unique approach. Colonial Parking (owned by her husband's family) may be a solution.

Judy Frasier (Individual and Environmental Sustainability Committee):

1. The point about the park plaza being a little bit of a reach for this property might be correct.
2. Parking and storm water will drive a lot of the design. Downtown 32 spaces is not a big deal. We need to avoid impermeability.
3. It's a very simple idea to have a nice open space on that property, no matter how the numbers work out.

Written Comments Received:

From the City of Fairfax Economic Development Authority (October 2, 2011):

Mr. Mayor and City Council,

At our meeting on Wednesday, September 21st, the EDA unanimously supported development of George Mason Square consistent with the plan presented to the public on Tuesday, September 20th. We like the idea of this entire block being a showcase as a combined civic, historic and commercial node. To that end, we all agreed that the extension of Kitty Pozer park should be green space and not an amphitheater of stone and pavers. We believe that the commercial development could be ~ 1/3 larger than planned, instead 25-30k Sq. Ft. And the development should include inter-parcel pedestrian connectivity between the civic, historic and commercial components. Although not favored by the business community, we think that sufficient parking already exists for all downtown business and activities in this area. We could include what the development community calls "teaser" spaces only on the site and forego a larger parking structure. We are proponents of the concept of parking once and walking everywhere as it pertains to downtown.

Hope this is helpful. Please let us know if you have any questions or would like to discuss more fully.

Michael J. DeMarco